

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

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 (901) 761-1010

STATE MS.-DESOTO CO.
FILED

APR 8 11 09 AM '97

BK 314 PG 510
W.E. DAVIS CH. CLK.

THIS INDENTURE, made and entered into as of the 24th day of March, 1997 by and between

JAMES CORL WHITE and DOILE IONA WHITE, husband and wife .

hereinafter referred to as Grantor, and

THOMAS W. STEPHENS and PATRICIA G. STEPHENS, husband and wife .

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of DeSoto, State of Mississippi:

Lot 76, Section A, Eastover Subdivision, in Section 29, Township 1 South, Range 6 West, in the City of Olive Branch, DeSoto County, Mississippi, as shown on plat appearing of record in Plat Book 12, Pages 32-35, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

Being the same property conveyed to JAMES CORL WHITE and DOILE IONA WHITE, husband and wife by deed from UNIFIRST, INC., a Mississippi Corporation of record in Book 183 and Page 543, in the Chancery Clerk's Office of DeSoto County, Mississippi.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

1997 DeSoto County real estate taxes not yet due and payable, and further subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in the City of Olive Branch, DeSoto County, Mississippi, and further subject to all applicable building restrictions and restrictive covenants of record.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.


 JAMES CORL WHITE


 DOILE IONA WHITE

INDIVIDUAL

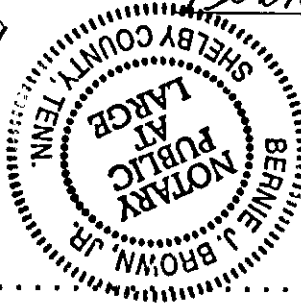
STATE OF TENNESSEE)
COUNTY OF SHELBY)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **JAMES CORL WHITE and DOILE IONA WHITE, husband and wife**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **24th** day of **March, 1997**.

Commission Expiration:

5-11-99



Notary Public

Bernie J. Brown, Jr.
Notary Public

STATE OF TENNESSEE)
COUNTY OF SHELBY)

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **\$97,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

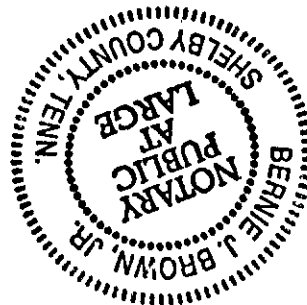
Thomas W. Stephens
Affiant

Subscribed and sworn to before me this **24th** day of **March, 1997**.

Notary Public

Commission Expiration:

5-11-99



RETURN TO:

Brown, Brasher & Smith
Attorneys at Law
Suite 2515 Clark Tower
5100 Poplar Avenue
Memphis, Tennessee 38137-2515

SEND TAX BILLS TO:

AMERICAN FINANCE & INVESTMENT
10306 Eaton Place, Suite 220
Fairfax, VA 22030

PROPERTY ADDRESS:

7163 Oak Forest Drive
Olive Branch, MS 38654

MAP PARCEL NUMBER
1069-2905.0-00076.00

Grantee(s): **THOMAS W. STEPHENS and PATRICIA G. STEPHENS, husband and wife**
7163 Oak Forest Drive
Olive Branch, MS 38654

Home: 327-4326 (901)
Work: 458-1391 (901)

Grantors: Mr. and Mrs. James White
705 Deerfield Drive
Oxford, MS 38655
(601) 281-5781
retired-no work #